



**CITY OF GILLETTE
PLANNING COMMISSION**

Tuesday, July 2, 2013
7:00 PM

Council Chambers, City Hall
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

CALL TO ORDER

APPROVAL OF MINUTES

1. Pre-Meeting Workshop Minutes - June 18, 2013
Regular Meeting Minutes - June 18, 2013

CASE NO. 13.015Z

Zoning Map Amendment- Lot 1, Block 4, Park Addition

CASE NO. 13.016SFP

Final Plat- Minor Subdivision Plat for Skyline - Westover, Filing No. 1

OLD BUSINESS

NEW BUSINESS

DIRECTOR'S REPORT

ADJOURNMENT

CHAIRMAN

Clark Sanders

VICE-CHAIRMAN

Dallas Streets

BOARD MEMBERS

Jennifer Thomas
Damon Hart

Lee Wittler
Val Elliott

Billy Montgomery

www.gillettewy.gov

Productivity **Service With P.R.I.D.E.** Enthusiasm
Responsibility Integrity Dedication



**CITY OF GILLETTE
PLANNING COMMISSION
July 2, 2013 7:00:00 PM
Council Chambers, City Hall
201 E. 5th Street, Gillette, Wyoming
(307)686-5281**

DATE: 7/2/2013 7:00:00 PM

CASE NUMBER AND TITLE:

Pre-Meeting Workshop Minutes - June 18, 2013
Regular Meeting Minutes - June 18, 2013

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

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☐ [Planning Commission Workshop Minutes](#)

☐ [Planning Commission Minutes](#)

CITY PLANNING COMMISSION
MINUTES OF THE PRE-MEETING WORKSHOP
ENGINEERING CONFERENCE ROOM, CITY HALL
June 18, 2013 - 5:30 p.m.

The June 18, 2013 Pre-Meeting Workshop of the City of Gillette Planning Commission convened at 5:30 p.m. in the Engineering Conference Room, located on the second floor of City Hall. Present from the City were Clark Sanders, Dallas Streets, Lee Wittler, Jennifer Thomas, Billy Montgomery, and Damon Hart. Also present from the City of Gillette, Dustin Hamilton, Director of Engineering & Development Services, Larry Manning, Planning Manager, Staci Beecher, Planner, and Tracy Olson, Administrative Assistant. Discussion focused on the case to be presented at the regular meeting to follow. No action was taken.

The Pre-Meeting Workshop adjourned at 6:55 P.M.

Minutes taken and prepared by:

Tracy Olson
Administrative Assistant

CITY OF GILLETTE PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

City Council Chambers, City Hall
June 18, 2013 – 7:00 p.m.

PRESENT

Commission Members Present: Clark Sanders, Lee Wittler, Damon Hart, Jennifer Thomas, Billy Montgomery, and Dallas Streets.

Staff Present: Dustin Hamilton, Director of Engineering and Development Services, Larry Manning, Planning Manager, Staci Beecher, Planner, and Tracy Olson, Administrative Assistant.

CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Ms. Thomas, seconded by Mr. Streets to approve the Minutes of the City Planning Commission Meeting on June 4, 2013. The motion to approve the Minutes carried 6/0.

13.013SFP – FINAL PLAT – Resub of Lot 16, Industrial Park East

Mr. Hart made a motion to approve said case. Mr. Wittler seconded the motion. Ms. Beecher presented the case and stated there was one (1) phone call regarding this case but no opposition.

Kathleen McCoy, Owner, asked if she could receive a copy of the case sheet with the list of case requirements.

Ms. Beecher stated the requirements were forwarded to the agent but she would be happy to get a copy of the case requirements to Ms. McCoy.

There being no further questions, a vote was taken on the motion. Motion carried 6/0.

13.012SFP – FINAL PLAT – Lakeland Hills Subdivision, Phase IV

Mr. Hart made a motion to approve said case. Mr. Streets seconded the motion. Ms. Beecher presented the case and stated there were no public comments regarding this case.

There being no questions, a vote was taken on the motion. Motion carried 5/0/1.

OLD BUSINESS

None

NEW BUSINESS

Ms. Beecher stated there would be two (2) cases at the next Planning Commission Meeting being held on Tuesday, July 2, 2013.

DIRECTOR'S REPORT

Mr. Hamilton introduced the new Planning Manager, Larry Manning.

Mr. Hamilton thanked Damon Hart and Val Elliott for their six (6) years of service on the Planning Commission Board.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:12 p.m.

Minutes prepared by

Tracy Olson
Planning Administrative Assistant

Pcm061813minutes



CITY OF GILLETTE
PLANNING COMMISSION
July 2, 2013 7:00:00 PM
Council Chambers, City Hall
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

DATE: 7/2/2013 7:00:00 PM

CASE NUMBER AND TITLE:

13.015Z Zoning Map Amendment- Lot 1, Block 4, Park Addition

APPLICANT/OWNER:

Tom Simons

AGENT:

Doyle Land Surveying

CASE SUMMARY:

The owner is seeking approval of a Zoning Map Amendment in order to re-zone an existing lot to comply with the present use and desired future use of the property.

CASE BACKGROUND:

The property is located at the intersection of Highway 14-16 and Richards Avenue on the southwest side near the former Casa Del Ray restaurant. The 7,000 square foot lot was platted in 1923 as part of the Park Addition, which is one of the oldest subdivisions in Gillette. The lot is currently zoned R-4, Multi Family Residential, however it has been used for commercial purposes in the past. Currently, the owner is parking vehicles that are advertised for sale on the lot. In order to continue the present use, the property needs to be re-zoned to a commercial zoning district. The owner would also like the option of placing a temporary structure such as a coffee hut on the lot. Mr. Simons has stated he does not intend to place a permanent structure on the lot due to the size restrictions of the property.

The owner originally requested C-1, General Commercial Zoning District, however the minimum size requirement of four (4) acres for a free standing C-1 District cannot be met. The owner has modified his request and has proposed a C-2, Central Business District for the property as it is adjacent to C-2 property on the north, east, and west side. The Comprehensive Plan shows the area as an Urban Corridor which includes a mix of commercial and residential development. The area is very close to the Downtown Mixed Use category identified in the Comprehensive Plan which supports the C-2, Central Business District. In addition, the close proximity to Highway 14-16 also supports a commercial use and is more suitable for commercial development than residential development. This re-zoning request is consistent with the Comprehensive Plan as it will allow for commercial uses and fit the existing development pattern.

The C-2, Central Business District is designed to serve the downtown area and promotes a dense mix of retail, commercial, institutional, and office uses. Due to the existing configuration and development pattern of the downtown area, the C-2, Central Business District does not have requirements for off-street parking or setbacks. The owner does not anticipate an issue with the available off-street parking on-site as he does not plan for a high volume use or permanent structure to occupy the property. The overall area is a mix of zoning districts and uses including R-4, Multi Family Residential, C-O, Office and Institutional, C-2, Central Business District, and C-1,

General Commercial Zoning District. Planning staff will likely propose some re-districting with the Zoning Ordinance re-write in order to better serve mixed use areas such as this in the future. An amendment to the Zoning Map shall not take place unless at least one (1) of two (2) criteria exists as set forth in Section 12 of the City of Gillette Zoning Ordinance.

a. The zoning map may be amended when there is a need to correct an obvious error.

In this case there was no obvious error in the zoning designation at the time the property was platted and zoned.

b. The zoning map may be amended to recognize changing conditions within the City.

This request does recognize changing conditions as the surrounding area along Highway 14-16 has developed as commercial rather than residential. The Comprehensive Plan supports commercial uses in this area due to the close proximity to the major state highway. The property is adjacent to C-2, Central Business District land and is very close to the Downtown Mixed Use area shown in the Comprehensive Plan.

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area of twenty acres for a C-2, Central Business District and two (2) acres for an R-4, Multi Family Residential District. The Zoning Ordinance allows the property to connect to other similar zones in both the City and the County to meet the size requirements. This request meets the minimum size requirements for both Districts.

CASE REQUIREMENTS:

1. The re-zoning request shall be approved by City Council with an Ordinance prior to taking effect.
2. The use of the property shall comply with all the standards and permitted uses listed in the C-2, Central Business District.
3. Any new development shall meet the development standards of the C-2, Central Business District and be reviewed and approved by the City of Gillette.

STAFF RECOMMENDATION:

Staff recommends approval of the re-zoning request for property legally described as Lot 1, Block 4 of the Park Addition, as shown on the Exhibit "A" Map, subject to all Planning requirements.

CASE MANAGER:

Staci Beecher, Planner

TENTATIVE CITY COUNCIL DATE:

This case is tentatively scheduled for a Public Hearing and First Reading by City Council on July 15, 2013 in the City Council Chambers at 7:00 p.m.

ATTACHMENTS:

Click to download

☐ [Vicinity and Aerial Map](#)

☐ [Exhibit A Map](#)

☐ [Case Sheet](#)

Aerial Map

Project Area

W 2nd St

Rockpile Blvd

Richards Ave

W 3rd St

Block0
Lot 0
TractTRACT A

Block
Lot
TractQ

Block3
Lot 1
TractNONE

Block4
Lot 1
TractNONE

Block4
Lot 2
TractNONE

Block4
Lot 3
TractNONE

Block4
Lot 4
TractNONE

Block4
Lot 5
TractNONE

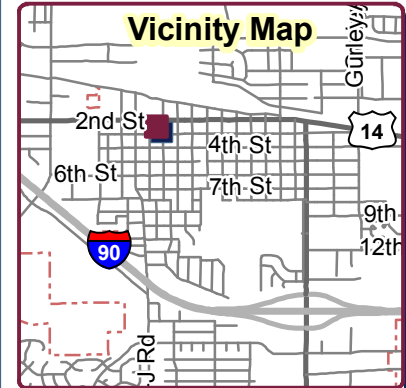
Block4
Lot 6
TractNONE



CITY OF GILLETTE

GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

Vicinity Map



Project Area

Parcels

Zoning Districts

Zoning Classification, Zoning Description

- C-1, General Commercial District
- C-2, Central Business District
- C-O, Office and Institution District
- R-2, Single and Two Family Residential District
- R-4, Multiple Family Residential District

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



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13.015Z - Zoning Map Amendment
for Lot 1, Block 4 of
Park Addition

July 2, 2013

Productivity Service With P.R.I.D.E. Enthusiasm
Responsibility Integrity Dedication

EXHIBIT
SHOWING PROPOSED ZONE CHANGE
**LOT 1, BLOCK 4
PARK ADDITION**

CITY OF GILLETTE, WYOMING

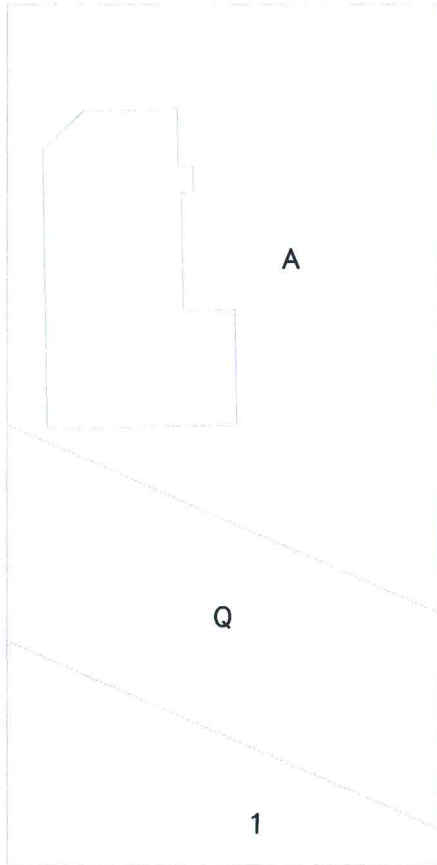


HIGHWAY 14-16
100' ROW

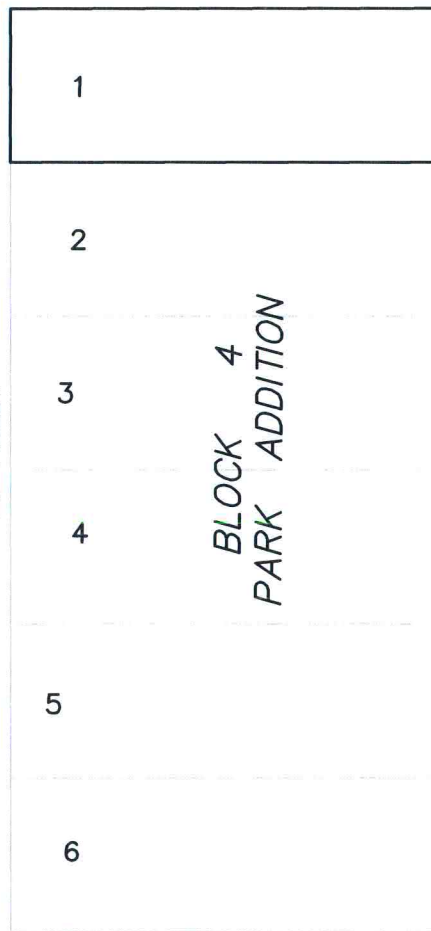
HIGHWAY 14-16
60' ROW

SCALE
1" = 20'

ROCKPILE BOULEVARD



20 ALLEY



BLOCK 4
PARK ADDITION

RICHARDS AVENUE

PREPARED FOR:

Thomas G. Simons
P.O. Box 3551
Gillette, WY 82717

PREPARED BY:

DOYLE SURVEYING, INC
801 E. Fourth St.
Suite 15
Gillette, WY 82716
PH: (307) 686-2410

DATE OF PREPARATION: June, 2013

Planning Commission Agenda Item for July 2, 2013

Case Number 13.015Z: Zoning Map Amendment- Lot 1, Block 4, Park Addition

Applicant/Owner: Tom Simons

Agent: Doyle Land Surveying

Summary:

The owner is seeking approval of a Zoning Map Amendment in order to re-zone an existing lot to comply with the present use and desired future use of the property.

Background:

The property is located at the intersection of Highway 14-16 and Richards Avenue on the southwest side near the former Casa Del Ray restaurant. The 7,000 square foot lot was platted in 1923 as part of the Park Addition, which is one of the oldest subdivisions in Gillette. The lot is currently zoned R-4, Multi Family Residential, however it has been used for commercial purposes in the past. Currently, the owner is parking vehicles that are advertised for sale on the lot. In order to continue the present use, the property needs to be re-zoned to a commercial zoning district. The owner would also like the option of placing a temporary structure such as a coffee hut on the lot. Mr. Simons has stated he does not intend to place a permanent structure on the lot due to the size restrictions of the property.

The owner originally requested C-1, General Commercial Zoning District, however the minimum size requirement of four (4) acres for a free standing C-1 District cannot be met. The owner has modified his request and has proposed a C-2, Central Business District for the property as it is adjacent to C-2 property on the north, east, and west side. The Comprehensive Plan shows the area as an Urban Corridor which includes a mix of commercial and residential development. The area is very close to the Downtown Mixed Use category identified in the Comprehensive Plan which supports the C-2, Central Business District. In addition, the close proximity to Highway 14-16 also supports a commercial use and is more suitable for commercial development than residential development. This re-zoning request is consistent with the Comprehensive Plan as it will allow for commercial uses and fit the existing development pattern.

The C-2, Central Business District is designed to serve the downtown area and promotes a dense mix of retail, commercial, institutional, and office uses. Due to the existing configuration and development pattern of the downtown area, the C-2, Central Business District does not have requirements for off-street parking or setbacks. The owner does not anticipate an issue with the available off-street parking on-site as he does not plan for a high volume use or permanent structure to occupy the property.

The overall area is a mix of zoning districts and uses including R-4, Multi Family Residential, C-O, Office and Institutional, C-2, Central Business District, and C-1, General Commercial Zoning District. Planning staff will likely propose some re-districting

with the Zoning Ordinance re-write in order to better serve mixed use areas such as this in the future.

An amendment to the Zoning Map shall not take place unless at least one (1) of two (2) criteria exists as set forth in Section 12 of the City of Gillette Zoning Ordinance.

- a. The zoning map may be amended when there is a need to correct an obvious error. *In this case there was no obvious error in the zoning designation at the time the property was platted and zoned.*
- b. The zoning map may be amended to recognize changing conditions within the City. *This request does recognize changing conditions as the surrounding area along Highway 14-16 has developed as commercial rather than residential. The Comprehensive Plan supports commercial uses in this area due to the close proximity to the major state highway. The property is adjacent to C-2, Central Business District land and is very close to the Downtown Mixed Use area shown in the Comprehensive Plan.*

Section 12 of the City of Gillette Zoning Ordinance also provides for a minimum size land area of twenty acres for a C-2, Central Business District and two (2) acres for an R-4, Multi Family Residential District. The Zoning Ordinance allows the property to connect to other similar zones in both the City and the County to meet the size requirements. This request meets the minimum size requirements for both Districts.

Planning Requirements:

1. The re-zoning request shall be approved by City Council with an Ordinance prior to taking effect.
2. The use of the property shall comply with all the standards and permitted uses listed in the C-2, Central Business District.
3. Any new development shall meet the development standards of the C-2, Central Business District and be reviewed and approved by the City of Gillette.

Staff Recommendation:

Staff recommends approval of the re-zoning request for property legally described as Lot 1, Block 4 of the Park Addition, as shown on the Exhibit "A" Map, subject to all Planning requirements.

This case is tentatively scheduled for a Public Hearing and First Reading by City Council on July 15, 2013 in the City Council Chambers at 7:00 p.m.

Save: 13.015Z Case Sheet

Attachments: Vicinity and Aerial Map, Exhibit A Map,

Case Manager: Staci Beecher

ePlans: 13-513



CITY OF GILLETTE
PLANNING COMMISSION
July 2, 2013 7:00:00 PM
Council Chambers, City Hall
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

DATE: 7/2/2013 7:00:00 PM

CASE NUMBER AND TITLE:

13.016SFP Final Plat- Minor Subdivision Plat for Skyline - Westover, Filing No. 1

APPLICANT/OWNER:

McDonald's Corporation

AGENT:

Frank Zwolinski, P.L.S, Independent Consultant

CASE SUMMARY:

The applicant is seeking Final Plat approval to subdivide a parcel of property into two (2) lots for the purpose of future development.

CASE BACKGROUND:

The 2.58 acre property is located at the intersection of Skyline Drive and Westover Road on the northeast side. The property was recently annexed into the City limits and is zoned C-1, General Commercial District. The parcel was originally established by a Record of Survey for the Newton Trusts in 1992. The access will be from Westover Road and the property is currently vacant with construction starting on the proposed Lot 1. McDonald's Corporation recently purchased the proposed Lot 1 and has been granted approval from the City to construct a new McDonald's Restaurant. The City has not received any information on new development for the proposed Lot 2.

The subdivision is for ownership purposes only and the required infrastructure will be installed at the time of development. The plat shows all the necessary easements to cover existing infrastructure and will vacate an unnecessary easement. The subdivision is exempt from parkland requirements as it is zoned commercial.

CASE REQUIREMENTS:

1. The mylar for the Westover - Skyline Annexation shall be submitted and recorded, prior to the subdivision plat being recorded. Both the Annexation Plat and Subdivision Plat shall be recorded prior to the issuance of a Certificate of Occupancy for McDonald's.
2. An updated Title Report shall be submitted prior to recording the Final Plat.
3. All improvements shall be the responsibility of the developer at the time of development.
4. The City shall review and approve all proposed development prior to any building/zoning permits being issued.
5. Appropriate corporate documentation for McDonald's Corporation showing the name and title of the person authorized to sign on behalf of McDonald's shall be submitted prior to recording the Final Plat.

STAFF RECOMMENDATION:

Staff recommends approval of the Minor Subdivision Plat for Skyline - Westover, Filing No. 1, subject to all Planning requirements.

CASE MANAGER:

Staci Beecher

TENTATIVE CITY COUNCIL DATE:

This case is tentatively scheduled for review by City Council on July 15, 2013 in the City Council Chambers at 7:00 p.m.

ATTACHMENTS:

Click to download

☐ [Vicinity and Aerial Map](#)

☐ [Plat Map pg.1](#)

☐ [Plat Map pg.2](#)

☐ [Case Sheet](#)

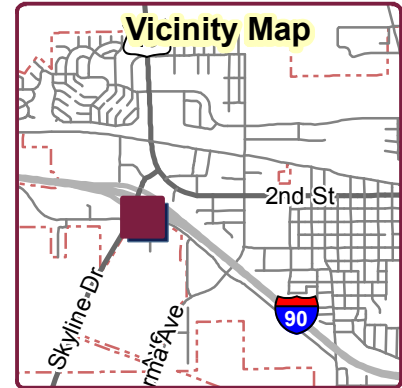
Aerial Map



CITY OF GILLETTE

GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

Vicinity Map



Legend

- Project Area
- Parcels
- City Limits

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PlanningCommissionMaps\
13.016SFP



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13.016SFP Final Plat for
Skyline-Westover, Filing No. 1

July 2, 2013

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Responsibility Integrity Dedication

MINOR SUBDIVISION PLAT SKYLINE-WESTOVER FILING NO. 1

BEING A PORTION OF THE SOUTHEAST QUARTER
(SE 1/4) OF SECTION 20, TOGETHER WITH A
PORTION OF THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 21, TOWNSHIP 50 NORTH, RANGE
72 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF CAMPBELL, STATE OF WYOMING

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS "SKYLINE-WESTOVER FILING No. 1, IS LOCATED IN (SECTIONS 20 AND 21, TOWNSHIP 50 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GILLETTE, COUNTY OF CAMPBELL, STATE OF WYOMING), AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF CERTAIN PARCELS OF LAND AS DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 3, 1992 IN BOOK 1213 OF PHOTOS, PAGES 203-211 INCLUSIVE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20 AND WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CAMPBELL, STATE OF WYOMING, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE USGLO BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 20, FROM WHENCE THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 20 BEARS SOUTH 89°09'03" WEST A DISTANCE OF 2702.35 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE NORTH 89°11'31" EAST, 74.90 FEET TO A HIGHWAY R.O.W. MONUMENT;
THENCE NORTH 00°33'34" EAST, 77.07 FEET TO A HIGHWAY R.O.W. MONUMENT;
THENCE NORTH 69°00'46" WEST, 80.22 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 20;
THENCE NORTH 68°53'41" WEST, 54.11 FEET TO A POINT ON THE NORTH LINE OF WESTOVER COUNTY ROAD AS DESCRIBED AND CONVEYED TO CAMPBELL COUNTY PER BOOK 987 OF PHOTOS, PAGE 105, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE OF SAID WESTOVER COUNTY ROAD THE FOLLOWING TWO (2) COURSES:

1. SOUTH 76°47'57" WEST, 56.50 FEET TO A TANGENT CURVE TO THE RIGHT CONCAVE NORTHERLY;
2. WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 710.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 88°15'24" WEST AND HAS A CHORD LENGTH OF 282.07 FEET, THROUGH A CENTRAL ANGLE OF 22°54'54", FOR AN ARC LENGTH OF 283.96 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN PARCEL CONVEYED TO THE TRANSPORTATION COMMISSION OF WYOMING PER BOOK 2585 OF PHOTOS, PAGE 39;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1. NORTH 70°52'55" WEST, 18.57 FEET TO A POINT;
2. NORTH 72°16'36" WEST, 67.65 FEET TO A POINT;
3. NORTH 53°58'00" WEST, 16.37 FEET TO A POINT;
4. NORTH 24°58'48" WEST, 10.28 FEET TO A POINT ON THE EAST LINE OF SKYLINE DRIVE AS DESCRIBED IN BOOK 1869 OF PHOTOS, PAGE 111;

THENCE ALONG SAID EAST LINE, NORTH 19°48'26" EAST, 134.69 FEET TO A POINT;
THENCE SOUTH 68°53'41" EAST, 35.23 FEET TO A POINT;
THENCE NORTH 20°52'41" EAST, 140.73 FEET TO A POINT ON THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 90;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 69°07'19" EAST, 384.64 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 20;
2. SOUTH 72°47'07" EAST, 231.73 FEET TO A POINT ON THE NORTH LINE OF WESTOVER COUNTY ROAD;

THENCE ALONG SAID NORTH LINE, SOUTH 76°47'57" WEST, 280.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 112,582 SQUARE FEET OR 2.584 ACRES OF LAND, MORE OR LESS, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL FENCES, STRUCTURES OR OTHER IMPEDIMENTS.

FOR: McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION

BY: _____, PRESIDENT

DATE _____

STATE OF _____)
COUNTY OF _____) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, AS PRESIDENT OF McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF "SKYLINE-WESTOVER FILING No. 1", AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH CITY OF GILLETTE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

BRAD T. MORTENSEN, P.E., P.L.S.
WYOMING LICENSE NUMBER 12712
FOR AND ON BEHALF OF CLC ASSOCIATES, INC.
420 E. SOUTH TEMPLE #250
SALT LAKE CITY, UT 84111
(801) 363-5605

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS _____ DAY OF _____, A.D. 20____, BY THE CITY ENGINEER OF GILLETTE, WYOMING.

CITY ENGINEER _____

CERTIFICTATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS _____ DAY OF _____, A.D. 20____.

CHAIRMAN OF THE PLANNING COMMISSION _____

ATTEST: _____

SECRETARY OF THE PLANNING COMMISSION _____

CERTIFICTATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS _____ DAY OF _____, A.D. 20____.

MAYOR _____

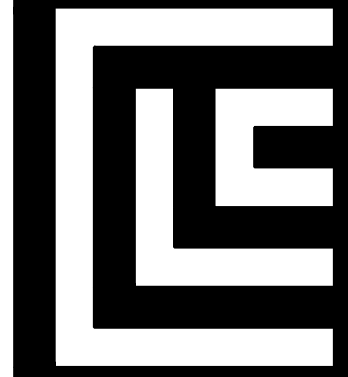
ATTEST: _____

CITY CLERK _____

CERTIFICATE OF RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____M., THIS _____ DAY OF _____, 20____, AND IS DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

COUNTY CLERK _____



CLC ASSOCIATES

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ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

MINOR SUBDIVISION PLAT
SKYLINE-WESTOVER FILING NO. 1
WESTOVER ROAD / SKYLINE DRIVE
CITY OF GILLETTE, WYOMING

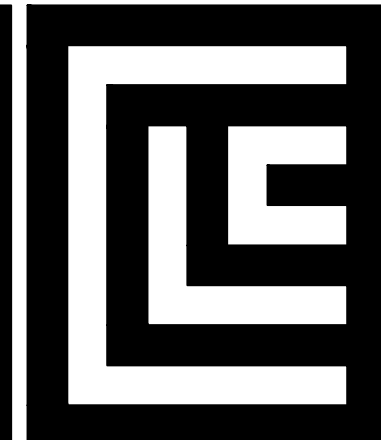
PREPARED UNDER THE
DIRECT SUPERVISION OF
BRAD T. MORTENSEN, P.E.
P.L.S. WYOMING LICENSE
NO. 12712 FOR AND ON
BEHALF OF CLC ASSOCIATES

DATE	DESCRIPTION	MINOR SUBDIVISION PLAT									
		ORIGINAL PREPARATION	INITIAL SUBMITTAL								
11/07/12											
06/01/13											

PROJECT #: 12.0153
DRAWN BY: FMZ
DESIGNED BY: FMZ
CHECKED BY: BTM

MINOR SUBDIVISION PLAT
SKYLINE-WESTOVER FILING NO. 1

BEING A PORTION OF THE SOUTHEAST QUARTER
(SE 1/4) OF SECTION 20, TOGETHER WITH A
PORTION OF THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 21, TOWNSHIP 50 NORTH, RANGE
72 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF CAMPBELL, STATE OF WYOMING



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LAND SURVEYING

MINOR SUBDIVISION PLAT
SKYLINE-WESTOVER FILING NO. 1
WESTOVER ROAD / SKYLINE DRIVE
CITY OF GILLETTE, WYOMING

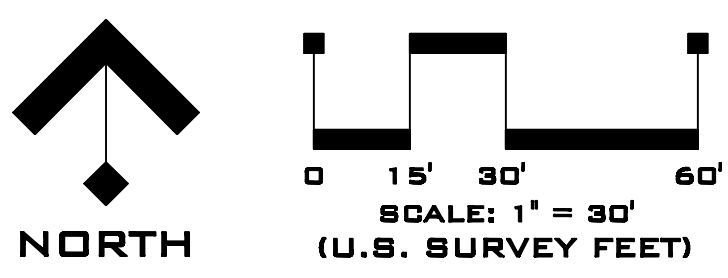
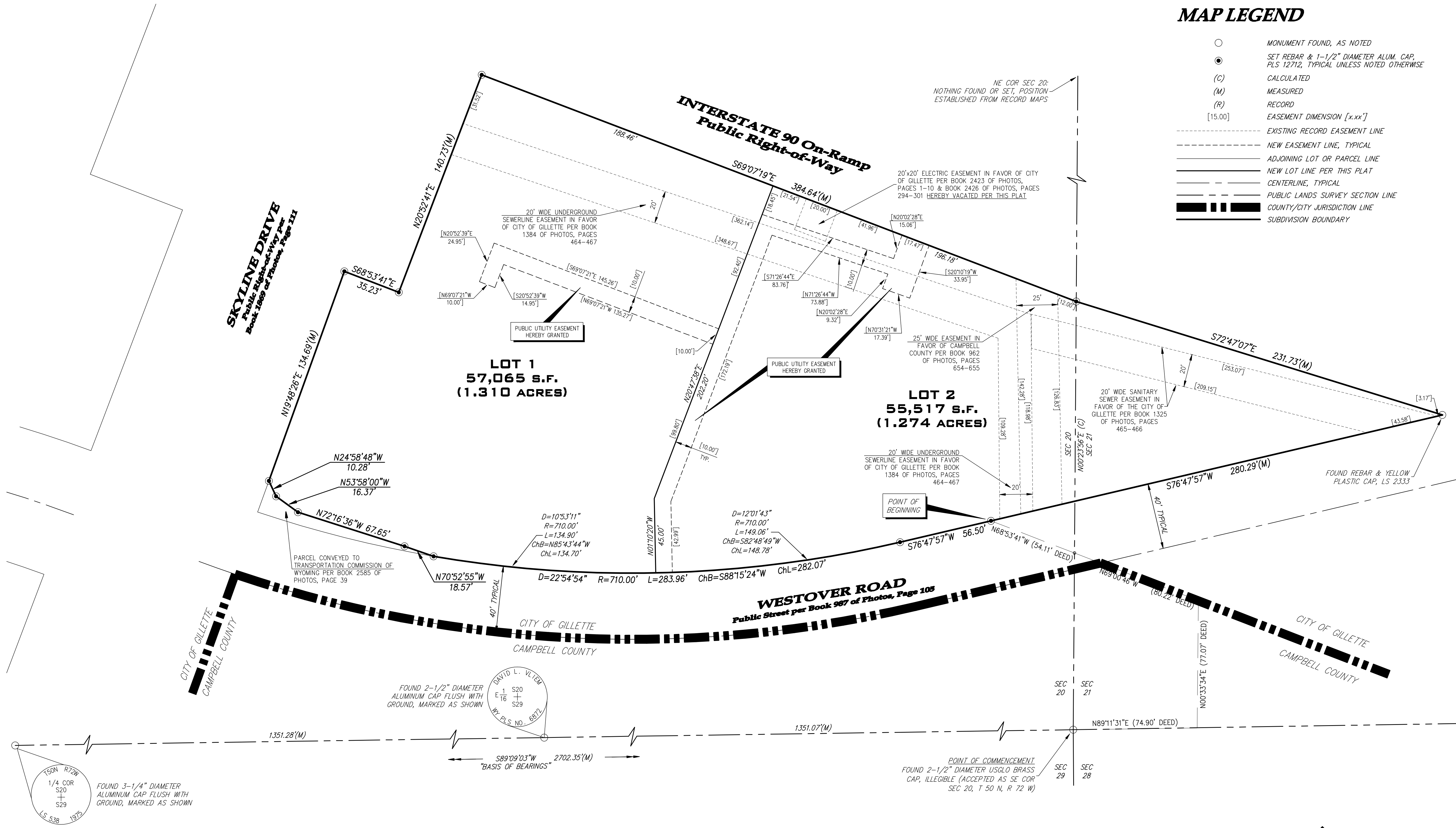
PREPARED UNDER THE
DIRECT SUPERVISION OF
BRAD T. MORTENSEN, P.E.
P.L.R. WYOMING LICENSE
NO. 19713 FOR AND ON
BEHALF OF CLC ASSOCIATES

MINOR SUBDIVISION PLAT
DESCRIPTION
ORIGINAL PREPARATION
INITIAL SUBMITTAL
DATE
11/07/12
06/01/13

PROJECT #: 12.0153
DRAWN BY: FMZ
DESIGNED BY: FMZ
CHECKED BY: BTM

MAP LEGEND

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER ALUM. CAP, PLS 12712, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- [15.00] EASEMENT DIMENSION [x.xx']
- EXISTING RECORD EASEMENT LINE
- NEW EASEMENT LINE, TYPICAL
- ADJOINING LOT OR PARCEL LINE
- NEW LOT LINE PER THIS PLAT
- CENTERLINE, TYPICAL
- PUBLIC LANDS SURVEY SECTION LINE
- COUNTY/CITY JURISDICTION LINE
- SUBDIVISION BOUNDARY



Planning Commission Agenda Item for July 2, 2013

Case Number 13.016SFP: Final Plat – Minor Subdivision Plat for Skyline – Westover,
Filing No. 1

Applicant/Owner: McDonald's Corporation

Agent: Frank Zwolinski, P.L.S, Independent Consultant

Summary:

The applicant is seeking Final Plat approval to subdivide a parcel of property into two (2) lots for the purpose of future development.

Background:

The 2.58 acre property is located at the intersection of Skyline Drive and Westover Road on the northeast side. The property was recently annexed into the City limits and is zoned C-1, General Commercial District. The parcel was originally established by a Record of Survey for the Newton Trusts in 1992. The access will be from Westover Road and the property is currently vacant with construction starting on the proposed Lot 1. McDonald's Corporation recently purchased the proposed Lot 1 and has been granted approval from the City to construct a new McDonald's Restaurant. The City has not received any information on new development for the proposed Lot 2.

The subdivision is for ownership purposes only and the required infrastructure will be installed at the time of development. The plat shows all the necessary easements to cover existing infrastructure and will vacate an unnecessary easement. The subdivision is exempt from parkland requirements as it is zoned commercial.

Planning Requirements:

1. The mylar for the Westover – Skyline Annexation shall be submitted and recorded, prior to the subdivision plat being recorded. Both the Annexation Plat and Subdivision Plat shall be recorded prior to the issuance of a Certificate of Occupancy for McDonald's.
2. An updated Title Report shall be submitted prior to recording the Final Plat.
3. All improvements shall be the responsibility of the developer at the time of development.
4. The City shall review and approve all proposed development prior to any building/zoning permits being issued.
5. Appropriate corporate documentation for McDonald's Corporation showing the name and title of the person authorized to sign on behalf of McDonald's shall be submitted prior to recording the Final Plat.

Staff Recommendation:

Staff recommends approval of the Minor Subdivision Plat for Skyline – Westover, Filing No. 1, subject to all Planning requirements.

This case is tentatively scheduled for review by City Council on July 15, 2013 in the City Council Chambers at 7:00 p.m.

Save: 13.016SFP Case Sheet

Attachments: Vicinity and Aerial Map, Plat Map

Case Manager: Staci Beecher

ePlans: 13-509